

Tom Yennerell

Town Manager

TOWN OF SPRINGFIELD

Springfield, Vermont 05156

(802) 885-2104

FAX: (802) 885-1617

U.S. EPA, Region 1
Attn: Mr. Frank Gardner
 5 Post Office Square
 Suite 100, Mail Code OSRR7-2
 Boston, MA 02109-3912

November 14, 2017

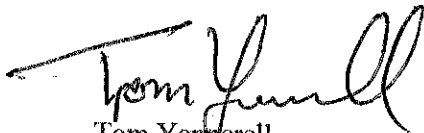
Dear Mr. Gardner:

Enclosed is the Town of Springfield's proposal for the Environmental Protection Agency's Brownfields Assessment Grant Program. The following information is provided pursuant to the Proposal Guidelines for Brownfields Assessment Grants:

- a. **Applicant Identification:** Town of Springfield, 56 Main St. Springfield, Vermont, 05156
- b. **Funding Requested**
 - i. **Grant Type:** Brownfields Assessment
 - ii. **Type:** Community-wide
 - iii. **Federal Funds Requested:** \$250,000.00 (\$200,000.00 hazardous/\$50,000.00 petroleum)
 - iv. **Contamination:** Hazardous Substances and Petroleum
- c. **Location:** Springfield, Vermont
- d. N/A
- e. **Contact:**
 - i. **Executive Director:** Thomas Yennerell Town Manager, Town of Springfield, 56 Main St. Springfield, VT 05156; home: (802) 885-2104, fax: (802) 885-1617;
 - ii. email: tosmanager@vermontel.net
- f. **Population:** The population of the Town of Springfield 9,226 (2010 U.S. Census)
Windsor County Poverty Indicator 9%. Source: Small Area Income and Poverty Estimates
Town of Springfield Poverty Indicators: all families: (16.7%); 18-64 (13.5%); under 18 (31.8%); under 5 (41.7%) **Source: American Community Service (2011-015)**
- g. **Date Submitted:** November 16, 2017
- h. **Project Period:** October 1, 2018 – September 30, 2021
- i. **Regional Priorities Form/Other Factors Checklist:** See Attachment A for the completed form.

The Town of Springfield would like to thank the EPA for its ongoing commitment to brownfields efforts, as well as this opportunity to seek additional brownfields assessment grants funding. Please contact me if you have any questions or need further information.

Respectfully submitted,



Tom Yennerell
 Town Manager

ATTACHMENT A
REGIONAL PRIORITIES FORM & OTHER FACTORS CHECKLIST

Regional Priorities Form/Other Factors Checklist

Name of Applicant: Town of Springfield, Windsor County, Vermont

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

1) Coordinated Public Funding for Brownfields

Page Number(s):

1) 9-10

Assessment Other Factors Checklist

Please identify (with an **X**) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	1
The jurisdiction is located within, or includes, a county experiencing “persistent poverty” where 20% or more of its population has lived in poverty over the past 30 years, as measured by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	7-8
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion, by identifying in the proposal the amounts and contributors of resources and including documentation that ties directly to the project.	9-10
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

ATTACHMENT B
LETTERS FROM STATE



AGENCY OF NATURAL RESOURCES

State of Vermont
Department of Environmental Conservation
Waste Management & Prevention Division
1 National Life Drive – Davis 1
Montpelier, VT 05620-3704
(802) 249-5822
Patricia.coppolino@state.vt.us

Town of Springfield
Attn: Mr. Tom Yennerell
96 Main Street
Springfield, VT 05156

November 13, 2017

Dear Mr. Yennerell,

This letter will serve as acknowledgment that the Vermont Department of Environmental Conservation (DEC) has received notice that the Town of Springfield intends to apply for a hazardous materials EPA Brownfield Assessment Grant and will use the grant funds, if awarded, to conduct general site assessment activities associated with the characterization of non-petroleum related brownfield properties community wide in Springfield, Vermont.

The State of Vermont is very appreciative of your intent to apply for grant funding, as the town's involvement in the Brownfield Program continues to assist us in the inventory and assessment of properties in Vermont. The objectives of the assessments are appropriate and consistent and continue to progress the objectives of the Vermont Brownfields Program.

As you progress in your efforts with brownfield assessments, the Vermont DEC looks forward to working collaboratively with the Town of Springfield and to assist potential developers enter into the Vermont Brownfield Environmental Liability Limitation Program, through which additional cleanup funding is available.

Good luck in the competition.

Sincerely,

A handwritten signature in blue ink, appearing to read "Patricia Coppolino", with a stylized flourish extending to the right.

Patricia Coppolino, Program Manager
Brownfields Response Program
Waste Management and Prevention Division





AGENCY OF NATURAL RESOURCES

State of Vermont
Department of Environmental Conservation
Waste Management & Prevention Division
1 National Life Drive – Davis 1
Montpelier, VT 05620-3704
(802) 249-5822
Patricia.coppolino@state.vt.us

Town of Springfield
Attn: Mr. Tom Yennerell
96 Main Street
Springfield, VT 05156

November 13, 2017

Dear Mr. Yennerell,

This letter will serve as acknowledgment that the Vermont Department of Environmental Conservation (DEC) has received notice that the Town of Springfield intends to apply for a petroleum EPA Brownfield Assessment Grant and will use the grant funds, if awarded, to conduct general site assessment activities associated with the characterization of petroleum related brownfield properties community wide in Springfield, Vermont.

The State of Vermont is very appreciative of your intent to apply for grant funding, as the town's involvement in the Brownfield Program continues to assist us in the inventory and assessment of properties in Vermont. The objectives of the assessments are appropriate and consistent and continue to progress the objectives of the Vermont Brownfields Program and we will assist in petroleum determinations for identified properties.

As you progress in your efforts with brownfield assessments, the Vermont DEC looks forward to working collaboratively with the Town of Springfield and to assist potential developers enter into the Vermont Brownfield Environmental Liability Limitation Program and Petroleum Cleanup Fund, through which additional cleanup funding is available.

Good luck in the competition.

Sincerely,

A handwritten signature in blue ink, appearing to read "Patricia Coppolino", with a stylized flourish extending to the right.

Patricia Coppolino, Program Manager
Brownfields Response Program
Waste Management and Prevention Division



ATTACHMENT C
LEVERAGED RESOURCES DOCUMENTATION

	U.S. ENVIRONMENTAL PROTECTION AGENCY Assistance Amendment	GRANT NUMBER (FAIN): 96193601 MODIFICATION NUMBER: 1 PROGRAM CODE: BF	DATE OF AWARD 09/22/2015
		TYPE OF ACTION Augmentation: Increase	MAILING DATE 09/29/2015
		PAYMENT METHOD: Advance	ACH# 10256
		RECIPIENT TYPE: Special District	
RECIPIENT: Southern Windsor County Reg. Plng. Comm. P.O. Box 320 Ascutney, VT 05030 EIN: 03-0227950		Send Payment Request to: US EPA LVFC 4220 S. Maryland Pkwy Bldg C, Ste 503 Las Vegas, NV 89119 Tel: 702-798-2471 Fax: 702-798-2423	
PAYEE: Southern Windsor County Reg. Plng. Comm. P.O. Box 320 Ascutney, VT 05030			
PROJECT MANAGER Daniel Potter P.O. Box 320 Ascutney, VT 05030 E-Mail: Dpotter@swcrpc.org Phone: 802-674-9201	EPA PROJECT OFFICER Alan Peterson 5 Post Office Square, Suite 100 Boston, MA 02109-3912 E-Mail: Peterson.Alan@epa.gov Phone: 617-918-1022	EPA GRANT SPECIALIST Katonya Parker Grants Management Office, OARM 16-2 E-Mail: Parker.Katonya@epa.gov Phone: 617-918-1967	
PROJECT TITLE AND EXPLANATION OF CHANGES SWCRPC Brownfields Reuse Program Amendment #1 approves a supplemental increase of funds in the amount of \$250,000. Extends project/budget period end dates through 09/30/2018. Administrative conditions have been updated. All other terms and conditions of this award remain unchanged and in full effect.			
BUDGET PERIOD 10/01/2014 - 09/30/2018	PROJECT PERIOD 10/01/2014 - 09/30/2018	TOTAL BUDGET PERIOD COST \$500,000.00	TOTAL PROJECT PERIOD COST \$500,000.00
NOTICE OF AWARD			
Based on your Application dated 08/19/2015 including all modifications and amendments, the United States acting by and through the US Environmental Protection Agency (EPA) hereby awards \$250,000. EPA agrees to cost-share 80.00% of all approved budget period costs incurred, up to and not exceeding total federal funding of \$500,000. Recipient's signature is not required on this agreement. The recipient demonstrates its commitment to carry out this award by either: 1) drawing down funds within 21 days after the EPA award or amendment mailing date; or 2) not filing a notice of disagreement with the award terms and conditions within 21 days after the EPA award or amendment mailing date. If the recipient disagrees with the terms and conditions specified in this award, the authorized representative of the recipient must furnish a notice of disagreement to the EPA Award Official within 21 days after the EPA award or amendment mailing date. In case of disagreement, and until the disagreement is resolved, the recipient should not draw down on the funds provided by this award/amendment, and any costs incurred by the recipient are at its own risk. This agreement is subject to applicable EPA regulatory and statutory provisions, all terms and conditions of this agreement and any attachments.			
ISSUING OFFICE (GRANTS MANAGEMENT OFFICE)		AWARD APPROVAL OFFICE	
ORGANIZATION / ADDRESS EPA New England 5 Post Office Square, Suite 100 Boston, MA 02109-3912		ORGANIZATION / ADDRESS U.S. EPA, Region 1 5 Post Office Square, Suite 100 Boston, MA 02109-3912	
THE UNITED STATES OF AMERICA BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY			
Digital signature applied by EPA Award Official for Michael Kenyon - Director Office of Administration & Resource Management Fred Weeks - Award Official delegate			DATE 09/22/2015

State of Vermont
Department of Housing and Community Development
National Life Building – North [phone] 802-828-3211
One National Life Drive
Montpelier, VT 05620-0501

*Agency of Commerce and
Community Development*

November 8, 2017

Tom Yennerell, Town Manager
Town of Springfield
96 Main Street
Springfield VT 05156

RE: IG-2017-Springfield-00001; Woolson Block
VCDP Implementation Grant Award

Dear Mr. Yennerell:

I am pleased to inform you that on **October 17, 2017**, the Agency of Commerce and Community Development (Agency) made an award of up to **\$ 400,000**, as recommended by the Community Development Board, to partially fund the proposal in the application.

This grant award is subject to the enclosed Award Conditions; be sure to read them carefully. Award Condition #2 must be fully met by **May 1, 2018**, as stated in Award Condition #1, before a grant agreement will be offered. Please keep in mind that the submission of materials in response to the Award Conditions may not completely satisfy the award conditions, as staff may have further questions upon their review. The Town of Springfield will be requested to provide a written explanation to the Community Development Board, at its June 14, 2018 board meeting, if it is unable to meet this timeframe. The Board will consider rescinding the award in that event.

VCDP awardees shall be required to use the Agency's online grants management system to manage their grant(s). This includes processes such as Environmental Review (ER), submitting award condition documentation, requisitioning, and progress reporting. Please contact your CD Specialist if you have any questions about using the online system.

This award is further conditioned by federal and state laws and provisions which will ensure adequate financial and program performance in accordance with the application. These provisions will be set out in the grant agreement, along with such other specifics as may be appropriate.

We understand that Cindy Ingersoll with Southern Windsor County Regional Planning Commission is to administer this grant. Please notify the Agency if this is inaccurate. Please review the chapter "Letter of Award and Award Conditions" in the [Grants Management Guide \(GMG\)](#), which provides information on what you need to do to get a grant agreement offer.

The Environmental Release for this project is already effective and states that the ER requirement has been met as long as your project activities do not change; however, there may be ER conditions that still need to be met and are detailed in the ER Release Letter. Please follow the guidance identified in the ER Release Letter and upload documentation in the online system for this ER to satisfy any remaining conditions. If you have questions on the ER process, please contact Quin Mann at 828-1357 or Quin.Mann@vermont.gov.



Tom Yennerell, Town Manger
November 8, 2017
Page 2

Again, congratulations on your award, and remember, Program staff is here to assist you with any questions. The community effort devoted to the project is to be commended, and I wish you complete success in carrying out this important project.

Sincerely,

A handwritten signature in dark ink, appearing to read "Michael Schirling", with a stylized flourish at the end.

Michael Schirling, Secretary
Agency of Commerce and Community Development

MS:AS:cmb

Enclosures

cc: Cindy Ingersoll, SWCRPC
Ann K. Kroll, Director, Grants Management
Josh Hanford, Deputy Commissioner
Annina Seiler, CD Specialist

ATTACHMENT D
LETTERS OF COMMITMENT



Caitlin Christiana
Springfield Regional Chamber of Commerce
56 Main Street, Suite 2
Springfield, VT 05156

November 10, 2017

Thomas Yennerell, Town Manager
Town of Springfield
56 Main Street
Springfield, VT 05156

Re: Town of Springfield 2018 EPA Assessment Grant Proposal

Dear Mr. Yennerell:

On behalf of the Springfield Regional Chamber of Commerce, I am writing to express our strong support of the Town of Springfield's application for the 2018 EPA Brownfield's Assessment Grant proposal. We had tremendous community participation in the development of the Springfield Streetscapes Revitalization Planning process. As a result, our citizens and business communities are excited about the economic potential this plan provides and are anxious to move forward. Our community has recently been pulling together to collaborate on projects that are boosting the morale of local citizens and beginning to bring prosperity back to our region. These efforts are critical to the economic development of the Springfield area and our ability to draw new business and families to live and work here.

These funds are needed to begin the process of assessing and remediating these brownfields sites, most of which have already been identified and eyed for redevelopment potential. We are experiencing significant positive momentum at this time, and we must continue to build upon recent successes. The Streetscape Plan is vital to breathing new life into our community, and the brownfields are one of the obstacles we need to tackle in order to move forward.

The Springfield Regional Chamber of Commerce is pleased to assist the Town on community outreach for this project and we look forward to helping to attract new investment in the redevelopment of the downtown and bringing this plan to fruition.

With enthusiasm,

A handwritten signature in blue ink that reads "Caitlin Christiana". The signature is fluid and cursive, with a large loop at the end.

Caitlin Christiana
Executive Director
802-885-2779



Caitlin Christiana
Springfield Regional Chamber of Commerce
56 Main Street, Suite 2
Springfield, VT 05156

November 10, 2017

Thomas Kennedy, Executive Director
Southern Windsor County Regional Planning Commission
Ascutney Professional Building, Route 5
P.O. Box 320
Ascutney, VT 05030-0320

Re: Southern Windsor County Regional Planning Commission 2018 EPA Assessment Grant Proposal

Dear Mr. Kennedy,

On behalf of the Springfield Regional Chamber of Commerce, I am writing to express our strong support of the Southern Windsor County Regional Planning Commission's application for the 2018 EPA Brownfield's Assessment Grant proposal. We had tremendous community participation in the development of the Springfield Streetscapes Revitalization Planning process. As a result, our citizens and business communities are excited about the economic potential this plan provides and are anxious to move forward. Our community has recently been pulling together to collaborate on projects that are boosting the morale of local citizens and beginning to bring prosperity back to our region. These efforts are critical to the economic development of the Springfield area and our ability to draw new business and families to live and work here.

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Caitlin Christiana
Executive Director
802-885-2779



Caitlin Christiana
Springfield Regional Chamber of Commerce
56 Main Street, Suite 2
Springfield, VT 05156

November 10, 2017

Thomas Yennerell, Town Manager
Town of Springfield
56 Main Street
Springfield, VT 05156

Re: Town of Springfield 2018 EPA Assessment Grant Proposal

Dear Mr. Yennerell:

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Caitlin Christiana
Executive Director
802-885-2779



Thomas Yennerell, Town Manager
Town of Springfield
56 Main Street
Springfield, VT 05156

Re: Town of Springfield 2018 EPA Assessment Grant Proposal

Dear Mr. Yennerell:

I am writing in support of the Town of Springfield application for a 2018 Brownfields Assessment Grant from the Environmental Protection Agency. Springfield on the Move is a non-profit organization that supports the revitalization of downtown Springfield.

We have continued to make progress in implementing projects identified in the streetscape master plan. We are now focusing on the interface of the river and the downtown. In doing so, we are addressing brownfield sites to accommodate future streetscape and riverfront development and transportation improvements

We are committed to the revitalization of historic Downtown Springfield and to bringing the Springfield Streetscapes Master Plan to fruition. SOM strongly supports the Town's application for an EPA Assessment funding and believe that, through our participation in the project, can provide valuable perspective. Currently, SOM is involved in efforts to redevelopment a number of properties in the downtown district in Springfield. As such, we would like to participate with the Town of Springfield to ensure our efforts complement one another.

Springfield on the Move will assist with community outreach and work with other local and regional groups to support the implementation of this project. SOM is willing to use its organization resources such as its volunteer base, website and newsletters to support this project.

Sincerely,
Stephen Plunkard, FASLA

A handwritten signature in black ink that reads "Stephen Plunkard".

Executive Director
Springfield on the Move

6 Valley Street, Springfield, Vermont 05156
T: (802) 885-1527 W; SOM@Vermontel.net

ATTACHMENT E

THRESHOLD CRITERIA RESPONSES

THRESHOLD CRITERIA RESPONSES

1. Applicant Eligibility

The Town of Springfield is a municipality in the State of Vermont.

2. Community Involvement

Community Involvement for Springfield will be designed to reach all levels of the community and to maintain community engagement over the life of these projects for the target areas. It is anticipated that the plan will be tailored to advancing identified brownfield sites in the target areas that are ready to begin the assessment process. Upon award, the Town of Springfield will issue a press release with an overview of the brownfields assessment program and opportunities for community involvement in the process. The press release will refer the public to program material available on the Town website and at the town hall, as well as a contact for questions and more information. The Town maintains a website and will dedicate a section to brownfields. The Town will use social media such as town blogs, listserves and Front Porch Forum.

The Town Manager will arrange public meetings for this project which will typically involve discussions held as part of regularly scheduled town board meetings. These meetings are noticed a week prior with date, time and place through local papers, on town websites and town hall postings encouraging public attendance and comment. For interested public unable to attend, the notice will include a contact and resource for more information.

Meetings are filmed for local access television stations providing a good forum for reaching a broad spectrum of the public. Meeting minutes are also posted on town websites. Follow-up meetings may be held at redeveloped brownfields, such as One Hundred River Street. Notification of public meetings will also be made through the distribution channels of the community partners' organizations

TOWN OF SPRINGFIELD RANKING CRITERIA FOR ASSESSMENT GRANTS

1. COMMUNITY NEED

1.a. Target Area and Brownfields

1.a.i. Community and Target Area Descriptions

The Town of Springfield Vermont is a community of 9,258 located in Windsor County in southeastern Vermont, making it the second largest municipality in the county. Although the area is very rural, its development center is known for its inventiveness and industry as the “Cradle of Inventions” and “Precision Valley” hailing inventions ranging from the common spring clothes pin to the breech loading rifle to the flat turret lathe. The latter half of the twentieth century brought changes in technology and world trade that had a profound impact on employment; by the end of the 20th century, 5 of the 6 machine manufacturing plants had shuttered their doors. Springfield went from a community with the highest per capita income in Vermont to one that was burdened by high unemployment and over 790,000 square feet of vacant manufacturing space with most of it occurring within or in close proximity to downtown and residential neighborhoods.

This proposal will focus on the target area of Park Street and Main Street in downtown Springfield. Within the first quarter mile of Park Street are five brownfield sites, including the Comtu Falls Corporation building, two former cloth manufacturing buildings, the former Parks and Woolson machine manufacturing property, and former Park Street School. Springfield’s Main Street is marked by the Love Joy Tool Company – the last operating machine tool company in downtown Springfield, several vacant storefronts, a portion of the former Fellows Gear Shaper plant, and a saw and grist mill. Residential properties surround and are intertwined within the target area.

1.a.ii. Demographic Information and Indicators of Need

Demographic	Springfield Tract 9666	Windsor County	Vermont State	National
Population:	9,258	56,150	626,604	316,127,513 ¹
% Unemployment:	8.2	5.1	5.1	8.3% ¹
% Poverty Rate:	16.7	11.1	11.5	15.5% ¹
% Percent Minority:	4.1	3.7	4.7	37.8% ¹
Median Household Income:	40,121	52,965	55,176	\$53,889 ¹
% Disability	24.2	17.9	16.1	

¹Data are from the 2011-2015 American Community Survey 5-Year Estimates available on American FactFinder. Percent minority is derived from the Hispanic or Latino and Race population table at https://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml

²Data are from the Bureau of Labor Statistics

1.a.iii. Description of Brownfields

There are fourteen identified Brownfield sites within the Springfield target area including four manufacturing plants dating as early as 1830 along Main Street and Park Street. These buildings comprise a large portion of the available square footage within downtown Springfield. The downtown is bisected by the Black River that provided hydropower to the former mills but also

served as a means to dispose of waste. Past industries include cloth manufacturing, machine manufacturing plants, machine shops, automotive repair shops, and dry cleaners.

The potential contaminants of concern at these sites vary greatly, but range from petroleum from underground storage tanks (UST), chlorinated solvents, polychlorinated biphenyls (PCBs), cutting fluids and coolants, hydraulic oils, paints, and metals. Lead based paint and asbestos containing materials have been identified in many of these structures, which, in some cases, have become dilapidated to the point of threatening to adversely affect surrounding residents by fugitive dust. Due to their proximity, these sites are an integral part of the downtown area; high foot and vehicular traffic pass by these properties on a daily basis. The deteriorated condition of these structures is quite apparent to passers-by and blight is a continued concern with current commercial and residential uses in close proximity to many of these sites.

Highlighted sites within the Target Area that will be subject to a grant award include:

- The former **Park Street School** is a municipally owned property totaling over 40,000 square feet of usable building space on 5.5 acres. Primary potential contaminants include asbestos, polychlorinated biphenyls, and petroleum fuels in association with the school building and automotive fluids and solvents associated with past bus maintenance activities in an associated structure. Park Street, in downtown Springfield, is the primary route to Main Street for this residential community of approximately 700.
- One of the largest brownfields along this thoroughfare is **Parks & Woolson**; a 3-story, circa 1830's industrial complex which looms over Park St. and was, until 2002, the longest running manufacturing company in the State of Vermont. Past site practices included the use of cutting fluids, solvents, metals, and various ancillary chemicals of concern.
- The **5-7 Main Street** property, has been identified to be the location of a new riverfront park was, among other things, the former location of a volunteer fire department that included the use of a UST, as well as a grist and saw mill structure.

1.b. Welfare, Environmental, and Public Health Impacts

1.b.i. Welfare Impacts

The former plants, many of which now sit abandoned and deteriorating and continue to threaten the safety of the region's population. Most are in public places vulnerable to blight, vandalism, theft, dumping, and loitering which brings people to the sites exposing them to contaminants through contact with contaminated building materials, soils, and vapors. The rapidly deteriorating condition of the buildings presents its own hazard as roofs and walls continue to collapse and contaminants co-mingle. In 2017, a teenage trespasser was badly injured within one of the Springfield sites when a floor collapsed. These blighted, vacant and contaminated buildings and lots are prime locations for incidents of crime and the proliferation of drug abuse and addiction among impoverished youth, an already sensitive population.

An EJSCREEN assessment revealed the following:

Town Target Area	Springfield	
Target Area (sq. miles)/ population	.25/625	
EJ Indicator (percentiles)	State	EPA R1

Demographic Index	95	77
Hazardous Waste Proximity	95	78
Superfund Proximity	75	72
NATA Respiratory Hazard	94	78
NATA Air Toxics Cancer Risk	94	78

1.b.ii. Cumulative Environmental Issues

The machine-tool and other industries have left a number of brownfield sites in the southern Windsor County region with enormous environmental problems, including, but not limited to, extensive PCB contamination, chlorinated solvents in groundwater and soil, and contaminated building materials. According to the Vermont Hazardous Sites Database maintained by the Vermont Department of Environmental Conservation, the Town contains 29 active hazardous waste sites, a large number of which are located within the targeted areas as shown in the table below. Furthermore, the Old Springfield Landfill, a Superfund site located in the Town of Springfield, is a result from the disposal of wastes generated from the area's many former machine manufacturing plants.

Brownfields	Hazardous Sites	H/W Generators	UST	Dry Cleaners	Total
14 Potential	10	3	4	4	20

Brownfield sites in targeted areas were built along major rivers which are along or drain to the Connecticut River and, ultimately, Long Island Sound, threatening surface and groundwater resources. The Black River in Springfield is threatened by at least six brownfields sites. Recent water quality testing in the Black River downstream of the town center revealed that PAHs and certain priority pollutant metals were present in the river sediment above Vermont's screening levels placing this 4.6 mile segment on Vermont's 2014 303(d) List of Impaired Waters.

1.b.iii. Cumulative Public Health Impacts

Trends for Springfield Hospital were obtained from a 2010 study, Health and Healthcare Trends in Vermont, by the Vermont Department of Health. Average annual hospitalizations for likely brownfields related health issues, asthma, depression, and substance abuse, have been trending up and are notably higher for the Springfield area compared to the state. Depression as an indicator was selected as the visual of passing deteriorating brownfield sites on a daily basis can cause stress and depression in sensitive populations. The Springfield Hospital Service Area has also seen the highest annual hospitalizations for substance abuse of any other Hospital Service Area in the state, according to the study.

Year Range	Average Annual Hospitalizations per 10,000¹					
	Asthma		Depression³		Substance Abuse³	
	State²	Springfield²	State²	Springfield²	State²	Springfield²
1998-2000	6.3	9.2	65.6	133.0	102.2	209.9
2001-2003	6.7	10.0	84.3	159.3	117.4	220.7

2004-2006	6.3	11.0	94.7	179.2	132.8	230.4
¹ Health & Healthcare Trends in Vermont, May 2010						
² Vermont State compared to Springfield Hospital Service Area over given year range						
³ Includes primary reason for hospitalization and/or if mentioned during admission or stay						

1.c. Financial Need

1.c.i. Economic Conditions

The Town of Springfield lacks the financial resources to fund assessment activities. Key factors that limit the ability to fund such work include:

- 1) Springfield has experienced a steady decline in its Grand List of about 1% each year over the past 6 years.
- 2) Job loss combined with stagnant and reduced incomes combined with the presence of brownfields have depressed housing values in these areas. 25% of home values in these towns are below \$100,000, more double than double that for the County and State.
- 3) Severe flood damage from Tropical Storm Irene in 2011, particularly in southern Windsor County, hit these minimal town budgets hard and some infrastructure repairs from the storm are still needed today. Since then the town infrastructure was further impacted by an additional five Federal Disaster Declarations for Windsor County, primarily flood related (FD#4043, 4066, 4120, 4140, 4207) necessitating additional infrastructure expenditures and upgrades.
- 4) According to the Current Labor Statistics Program (www.vtlmi.info), counties in Vermont outside the Burlington-South Burlington NECTA the number of jobs continue to lag even 10 years following the 2007 recession.
- 5) Statewide, the proportion of the population expected to be in the labor force is shrinking, while those that are younger or older than the workforce age is growing. In addition to these factors, there is a significant migration of our young people leaving Vermont which further exacerbates workforce issues.

1.c.ii. Economic Effects of Brownfields

Many of the brownfield sites in southern Windsor County are some of the largest in the state with, approximately, five 200,000 sq. ft. facilities. These abandoned and deteriorating sites not only contribute to local blight, but severely municipal growth. Using the comparable Jones Center property in Springfield as an example, a larger (100,000 square feet) vacant facility has the potential to add approximately, \$1.5- \$2.5mm for the Towns' grand list and 125-150 jobs. There are 2 such brownfields in the target area and 7 in the Town of Springfield in total.

Potential new investors become understandably discouraged with an overwhelming visual perception of blight and poverty that appears insurmountable with dilapidated and contaminated structures in the downtown centers and along the gateway corridors. In Springfield, most blighted structures are easily visible to the public on both sides of the Black River and pose real safety concerns for investors.

As a result, job loss combined with stagnant and reduced incomes exacerbated by the presence of brownfields have depressed housing values in these areas. 25% of home values in these towns are below \$100,000, more than double that for the County and State.

Harder to quantify, but no less important, are the impacts to the local health care system. The presence of these brownfields compounded by other environmental burdens have had an impact on health care system costs with higher per-capita rates of hospitalization due to drug abuse, asthma and depression as described under health impacts for the Town of Springfield.

2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

2.a. Project Description, Redevelopment Strategy, Timing and Implementation

2.a.i. Project Description and Alignment with Revitalization Plans

As the Town of Springfield, State, Federal, and regional efforts continue to make progress in remediating brownfield sites on Clinton Street that encumber its “gateway” to a historic downtown center, a redevelopment plan for the downtown center has renewed local enthusiasm and commitment to revitalization efforts. The Springfield Streetscapes Master Plan is a comprehensive redevelopment plan made possible with funding from the Vermont Agency of Commerce and Community Development and Agency of Transportation for reinventing the heart of the historic downtown center. Planned improvements are designed to improve pedestrian access, to reconnect the community and businesses with the riverfront, reuse underutilized properties, and attract future businesses to the area. It identifies a number of opportunities to build on the Town’s dramatic downtown river setting and high-speed internet infrastructure to create a healthier, more attractive environment to encourage private investment.

The Springfield Master Plan provides redevelopment/reuse concepts for downtown properties, including parcels along the Park Street target area, which have already been identified as brownfields sites and will require assessment in order for these plans to move forward. The landmark Parks & Woolson building is a large vacant brownfield complex in deteriorating condition on Park Street, also slated for reuse in this plan. Other sites in the downtown area that are integral to the success of the revitalization plan include a former machine shop, grist & saw mill, former fire station, and a former gasoline retailer that will require assessment prior to redevelopment for retail use, open space, and a riverwalk.

These revitalization efforts, can be made possible with brownfields assessment and remediation. These efforts meet a number of the HUD “The Livability Principles” and Sustainable and Equitable Development Outcomes in these areas: valuing and supporting existing communities with green walkable spaces and additional recreational space; local access to higher educational programs; increasing economic competitiveness through additional retail space; expanding transportation options and cycling access lanes. Sustainable and equitable outcomes benefit the more impoverished residents in town, by providing an attractive, greener and healthier environment with expanded and improved access to downtown areas and recreational opportunities.

With respect to potential projects throughout the remainder of the region, the SWCRPC is well situated to ensure that these projects would be in conformance with local and regional land use plans and to ensure they are in accordance with State planning goals and adhere to Smart Growth principles

2.a.ii. Redevelopment Strategy

The recent infrastructure upgrade in downtown Springfield to fiber optic 1Gbps high speed digital Internet with the option to upgrade to 10Gbps, together with future plans to install wireless broadband

has set the stage for strong economic growth. A key strategic initiative, given brownfields assessment and cleanup support, is a transformation of the Park Street School to a live-in Tech Accelerator where small business and entrepreneurs can live, work and collaborate sharing high tech tools, all within walking distance from downtown retail, markets, and amenities. The central location of this facility will also allow for a Computer Science initiative, to provide education in coding for local schools. A preliminary walk through of this structure and its grounds by environmental consultants has determined suspected hazards of concern to include asbestos, lead and petroleum. The environmental assessment process for this property can begin upon award to be followed with cleanup using our current RLF cleanup funds. A preliminary walk through of this structure and its grounds by environmental consultants has determined suspected hazards of concern to include asbestos, lead and petroleum. The environmental assessment process for this property can begin upon award to be followed with cleanup using our current RLF cleanup funds.

2.a.iii. Timing and Implementation

The Town of Springfield has a partnership with the Southern Windsor County Regional Planning Commission (SWCRPC) and will contract with them to administer the grant. SWCRPC is experienced in conducting the required activities to complete this project and can ensure all grant funding will be expended within three years. The Brownfields Team, comprised of the RPC Executive Director, Brownfields Program Coordinator (BPC), RPC financial administrator, the five-member Brownfields Steering Committee (BSC) and the Town of Springfield Manager, will be responsible for the tasks detailed below.

2.a.iii(a) Contractor Procurement

We anticipate submitting our Work Plan to the EPA by July 2018. During the pre-award period, the BPC will issue a Request for Proposal to solicit three to five QEP contractors. The SWCRPC has formal procurement policies and procedures in place, including request for proposals (RFP), and selection of pre-qualified environmental professionals (QEP). Proposals will be reviewed as a team with members of the BSC and the Town Manager. Selected contractors will be asked to enter into a three-year contract with two option years. Procurement will be completed within the first quarter.

2.a.iii(b) Site Identification, Prioritization and Selection

The SWCRPC has an existing inventory of sites in Springfield produced during prior grants. Furthermore, as component of the Springfield Streetscapes Master Plan, several potential sites were identified within the Target Area that are priority sites for this grant. Formal access to several target properties has been secured and assessment will begin immediately upon receipt of the award and determination of eligibility by the EPA Project Officer. Notably, the Park Street School property is under option by the Springfield Regional Development Corporation, which is a development partner for this project. Upon award in early Spring 2018, SWCRPC and the Town will issue a press release and will post on their websites, in the SWCRPC's newsletter, and within Town communications with information about the program and will encourage additional interested applicants to contact the BPC for information on site eligibility, obtaining site access, deadlines, and on the selection process to be conducted by the Brownfields Steering Committee (BSC). The BPC, together with the BSC, Town Manager, and Executive Director will begin working with the owner/developer of existing sites and EPA Region 1 Project Manager to secure eligibility and site access agreements.

The BSC and Town Manager are tasked with evaluating potential sites, prioritizing site selection based on a set of criteria, and allocating all brownfields funding. To administer its tasks, the BSC relies on

site information provided by the BPC. The BPC, with input from the QEP, will provide an initial overview of potential environmental contamination, redevelopment plans, the financial need of the applicant, economic development potential, and time lines. The BSC uses the following criteria in the selection process for sites that have secured site eligibility and access:

- Project location and synergy with Target Areas
- Property status and readiness
- Redevelopment potential for social, economic and sustainable benefits
- Feasibility of success for redevelopment plans and access to leveraged funding
- Cost/benefit of anticipated remediation costs

The BSC and Town Manager will meet in June 2018 to review the work plan and the status of existing sites. We anticipate we will have evaluated and prioritized existing selected sites by August 2018, as many of the potential sites in the target areas have already been identified. They will continue to meet periodically to address issues that may arise and to evaluate new sites given available funding.

2.a.iii(c) Obtaining and Securing Access

The Program Coordinators will be responsible for working with property owners, developers, municipal and local partners, and potential buyers to secure site eligibility and site access, and will work with EPA Region 1 and VT DEC staff as required and based on contamination expected. These criteria will be required prior to the Site into the Program.

2.b. Task Descriptions and Budget Table

2.b.i. Task Descriptions

Specific Hazardous Substance (Haz.) and Petroleum (Petro.) tasks and outputs are described below.

Task	Description	Outputs
Task 1: Cooperative Agreement Oversight	RPC Staff: <ul style="list-style-type: none"> ● Manage cooperative agreement ● Project coordination (contractor procurement, reporting) ● Attend national Brownfield conference and EPA-sponsored trainings <u>Expenses (80/20 Haz./Petro.):</u> Personnel: \$6,500 Travel: \$1200 ¹ Contractual: \$0 Supplies: \$200	<ul style="list-style-type: none"> ● Hire 3 to 5 QEP Contractors. ● Submit eligibility determinations for Petro. sites to VTDEC. ● Submit eligibility determinations for Haz. To EPA Region 1 ● Submit 12 quarterly reports ● MBE/WBE utilization reports. ● Submit final report and other reports as necessary. ● Attend 2019 National Brownfield Conference.
Task 2: Community Outreach	<ul style="list-style-type: none"> ● Hold 18 Brownfield Steering Committee meetings. ● Develop content for printed and web materials. ● Hold public meetings to present assessment findings and review proposed remedial actions; address concerns, as necessary. 	<ul style="list-style-type: none"> ● BSC Meeting Minutes (site selection and program updates) ● Website updates, including ArcGIS Online webmaps. ● Produce program brochure ● Hold 4 public meetings during reuse and remedial planning

	<ul style="list-style-type: none"> Engage local community groups and program partners. <p><u>Expenses (80/20 Haz./Petro.):</u> Personnel: \$6,500 Travel: \$150 Supplies: \$500 Contractual: \$1,950 ²</p>	
Task 3: Site Assessment Activities	<ul style="list-style-type: none"> Coordinate with EPA and VT DEC. Coordinate Site Access with property owners Conduct 3 Haz. and 1 Petro. Phase I ESAs Conduct 3 Hazardous Building Materials Surveys Conduct 3 Haz. and 1 Petro. Phase II ESAs. <p><u>Expenses:</u> Personnel: \$6,000 Travel: \$240 Supplies: \$0 Contractual (Total): \$185,500 ³ Phase I ESAs: \$3,500 for small sites (2 Haz., 1 Petro.) and \$6,500 for mill complex (Haz.) Haz. Building Surveys: \$2,500 for 2 small Haz. sites and \$12,500 for mill complex. Phase II ESAs: Average \$20,000 for 2 small Haz. sites; \$77,500 for mill complex site. Phase II ESA for Petro.: \$32,500</p>	<ul style="list-style-type: none"> ASTM E1527-13 Phase I ESA Reports (4) SSQAPPs (4) ASTM E1903-11 Phase II ESA Reports (4) Hazardous Building Materials survey reports (3)
Task 4: Site Reuse and Remedial Planning	<ul style="list-style-type: none"> Conduct 3 Haz. and 1 Petro remedial plans. Review remedial plans and coordinate with EPA and VT DEC. Help facilitate communication between landowners and perspective purchasers. <p><u>Expenses:</u> Personnel: \$6,000 Travel: \$260 Contractual (Total): \$35,000 ⁴ \$7,500 for small sites (2 Haz., 1 Petro.) and \$12,500 for mill complex (Haz.) Supplies: \$0</p>	<ul style="list-style-type: none"> Analysis of Brownfield Cleanup Alternatives (4) Community Relations Plans (4) ECAA/CAP (4) Public meetings with minutes (4)

¹ Travel expenses include airfare, lodging, and per diem for three days attendance at national conference. ² Contractual costs include development of ArcGIS Online webmap based on fees incurred on similar projects. ³ Contractual costs for Phase I/II ESAs are based on the RPC's experience with sites of similar historical context and size to those within the Target Area for the contaminants of concern. ⁴ Contractual costs for remedial planning are based on the RPC's experience with similar sites to those within the Target Area.

2.b.ii. Budget Table 5

Budget table for Haz. and Petro. Tasks are presented below. The percentage of the Grant to be spent on Site Assessment activities (Phase I/II ESAs) is 79%; 71% of the budget is slated for Phase II ESAs.

Budget Categories	Project Tasks				
	Task 1 Agreement & Project Oversight	Task 2 Community Outreach & Engagement	Task 3 Site Assessment Activities	Task 4 Cleanup Planning	Total
RPC Adm* Hazardous Petroleum	\$5,200 \$1,300	\$5,200 \$1,300	\$4,500 \$1,500	\$4,500 \$1,500	\$19,400 \$5,600
Travel Hazardous Petroleum	\$960 \$240	\$120 \$30	\$200 \$40	\$200 \$60	\$1,480 \$370
Supplies Hazardous Petroleum	\$160 \$40	\$400 \$100	\$0 \$0	\$0 \$0	\$560 \$140
Contractual Hazardous Petroleum	\$0 \$0	\$1,950 \$390	\$149,500 \$36,000	\$27,500 \$7,500	\$178,560 \$43890
Sub-Totals Hazardous Petroleum	\$6,320 \$1,580	\$7,280 \$1,820	\$166,800 \$30,200	\$32,200 \$9,060	\$200,000 \$50,000
Total	\$7,900	\$9,100	\$191,740	\$41,260	\$250,000

* RPC will do project management and administration.

2.c. Ability to Leverage 5

The Town has identified the following opportunities to leverage EPA Assessment funds.

Source	Purpose/Role	Amount	Status
Southern Windsor County Regional Planning Commission (SWCRPC)	Will support eligible project for cleanup with funding from the RLF	Up to \$300,000	pending
Town of Springfield Staff	The Town staff will assist with community outreach	\$2,500	secured
Town of Springfield-Community Development Block Grant	Woolson Block redevelopment in downtown Springfield	\$1 million	secured
Springfield Regional Development Corporation, Springfield on the Move and the Springfield Chamber of Commerce	These organizations will work with the applicant on community outreach through the use of social media, newsletters and soliciting volunteer support.	\$5,000	secured

The Springfield Regional Development Corporation and the Southern Windsor County Regional Planning Commission	These organizations are working together to develop an application for \$1 million for the demolition of the J&L #1	\$1 million	Summer 2018 Application
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3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

3.a. Engaging the Community

3.a.i. Community Involvement Plan

The Community Involvement Plan (CIP) will be designed to reach all levels of the community and to maintain community engagement over the life of these projects for both target areas. It is anticipated that the CIP will be tailored to advancing identified brownfield sites in the target areas that are ready to begin the assessment process. Upon award, the Town of Springfield and SWCRPC will issue a press release with an overview of the brownfields assessment program and opportunities for community involvement in the process. The press release will refer the public to program material available on the SWCRPC and Town websites and at the town hall, as well as a contact for questions and more information. The SWCRPC maintains a website with a section dedicated to brownfields work in the region, a Facebook page, and publishes newsletters, all of which will highlight the brownfield assessment program and target areas. Social media has proven to be a successful means to reach the public of both Target Areas as has the use of Front Porch Forum – a free, list serve emailing where members can share various classified-type postings. Both of these approaches will work well for Springfield.

The BPC and Town Manager will arrange public meetings for this project which will typically involve discussions held as part of regularly scheduled town board meetings. These meetings are noticed a week prior with date, time and place through local papers, on town websites and town hall postings encouraging public attendance and comment. For interested public unable to attend, the notice will include a contact and resource for more information.

Meetings are routinely filmed for local access television stations providing a good forum for reaching a broad spectrum of the public. Meeting minutes are also posted on town websites. Follow-up meetings may be held at redeveloped brownfields, such as One Hundred River Street. Notification of public meetings will also be made through the distribution channels of the community partners' organizations' including websites and Facebook page to reach all community sectors and target area stakeholders. The BPC will work with the Town and with community organizations, Springfield on the Move, Springfield Regional Chamber of Commerce, and Springfield Regional Development Corporation on public outreach activities and venues and will provide needed handout materials for distribution.

3.a.ii. Communicating Progress

The BPC will continue to attend noticed town meetings periodically as the project progresses to provide updates, solicit input and answer questions. Progress will also be communicated through press releases in local papers, on the SWCRPC/Brownfields webpage, the Town Manager's web page, through social media, and in SWCRPC newsletters that are distributed to a mailing list of over 300 individuals and organizations in and around the region. Adjacent property owners to assessed sites will receive specific notification on updates including reference materials or links to these resources, as will the stakeholders

above for their own internal distribution. The BPC will also provide monthly updates with material handouts at BSC, Springfield Selectboard, and SWCRPC RPC board meetings, as needed. Communications will cover the site selection, planned environmental assessment activities, assessment results and next steps in remediation planning.

3.b. Partnerships with Government Agencies 9

3.b.i. Local/State/Tribal Environmental Authority 5

The SWCRPC already works closely with an assigned Project Manager from the Vermont Department of Environmental Conservation (DEC) at every stage of the site assessment process. The Town Manager also has worked in close collaboration with the VTDEC Brownfield Program Coordinator on brownfield projects that we have been involved with. The VTDEC provides technical assistance, and ensures that all work plans and site assessment reports are in accordance with standards based on risk factors or background levels of contaminants approved by the Vermont Department of Health (DOH). The Project Manager approves final documents and assists with issuing Certificates of Completion or Site Management Activity Completed letters and with federal input to EPA Project Officer when needed. The RPC also works closely with the DOH on sites with asbestos and lead and with the DEC with petroleum contaminated sites to ensure assessments are adequate for the proposed reuse, as well as to ensure abatement plans are prepared in accordance with their regulations.

3.b.ii. Other Governmental Partnerships 4

As an agency that serves its member towns, SWCRPC will work closely with local town officials, development boards and commissions where brownfields sites have been identified and assessed to ensure activities are aligned with town and regional plans. Successful completion of this project will also require strong coordination with various supporting governmental resources. Through the Vermont Brownfield Economic Revitalization Alliance, many of these agencies as well as the Agency of Natural Resources and Department of Health collaborating to bring complex sites back to reuse. One such BERA project, the Jones and Lamson site, is located adjacent to the Springfield Target Area.

The Vermont Agency of Commerce and Community Development provides low interest loans or grants through its Brownfield Revitalization Fund to enrollees in the VT DEC's BRELLA Program. The Vermont Community Development Program assists communities on a competitive basis by providing financial and technical assistance in the areas of housing, economic development, public facilities, public services, and handicapped accessibility. The Vermont Agency of Transportation has granted the Town of Springfield funding to design a multi-use path along the Black River, south of the Target Area. Continuation of the connectivity that will result from this path through the downtown was a component of the Springfield Streetscapes Master Plan and will be a focus of this grant.

The RPC and Town will use their extensive experience in seeking and obtaining funding to support clean-up and redevelopment of brownfield sites following assessment. Vermont State has a number of funding programs which will be pursued to support those efforts, including the VT DEC Brownfield Response program, the BERA program, Vermont Economic Development Authority, and the Agency of Commerce and Community Development. Given the historic nature of these sites, the RPC will also work closely with the state Historic Preservation Office on assessment and remediation planning activities.

3.c. Partnerships with Community Organizations

3.c.i. Community Organization Descriptions & Roles

The following community-based organizations have agreed to partner with the Town in the ongoing work to advance brownfield redevelopment in our community. Some of groups have been involved with the SWCRPC Brownfield program for many years, and are invaluable in providing the connection with community members.

Springfield Regional Development Corporation (SRDC): The main economic development arm in the region is a private non-profit for business services and economic development. SRDC will assist in coordinating property owners and developers and in obtaining eligibility information and site access.

Springfield on the Move (SOM) and **Springfield Regional Chamber of Commerce (SRCC)** are non-profit organizations that work within the community to enhance Springfield's downtown and improve its economic viability. These organizations will assist in outreach activities.

Private Investors: Promoting Vermont's tech economy through advancement in rural technological infrastructure, entrepreneurial networking, and collaboration.

3.c.ii. Letters of Commitment 4

Letters of Commitment are attached.

3.d. **Partnerships with Workforce Development Programs 2**

The SWCRPC makes every effort to hire locally and currently has a pre-qualified list of Vermont based environmental consultants. The Town and SWCRPC work very closely with the SRDC whose Executive Director also serves as the Chair of the River Valley Technical Center's (RVTC) Board of Directors, a regional Vocational-Technical Center that serves the Springfield area and is part of the Howard Dean Education Center, the region's primary workforce training facility. The RVTC will be engaged in any customized training and cooperative work experiences connected with the site remediation and redevelopment. Additionally, the various hands on, tech related programs offered by the RVTC will ensure that tenants of the building will have qualified potential employees.

The Park Street School project includes the creation of a live-in Tech Accelerator, bringing fourteen new businesses to Springfield in exchange for housing, a stipend, and technical assistance from business administration experts from Dartmouth College. As part of this project, a computer science training initiative is proposed to bring experience in coding to local schools.

4. PROJECT BENEFITS 25

4.a. **Welfare Environmental and Public Health Benefits 13**

The redevelopment of the proposed brownfields properties will improve the quality of life for the communities as a whole, but particularly for those residents that live within the target areas. Residential developments in small industrial towns are typically located near downtown areas or interspersed among brownfields as workers sought to be near their place of employment at a time when transportation was limited. It is anticipated that revitalization of these project areas, after assessment and remediation, will provide the following specific benefits to the local communities:

- A positive public health impact for those with asthma and a reduced cancer risk for the community as a whole is anticipated. Risk of exposure to hazardous site materials; respirable dust, and soil contamination will be reduced; and air and water quality will improve where people walk and recreate.
- Enhanced opportunities and easy access to healthy life style activities are expected in the target areas. The riverwalk and connected green spaces in Springfield will make the downtown area more

walkable and will encourage more physical activity that is casual and easily accessible, such as walking or biking to work.

- Eliminating blight in the target areas will also reduce illegal dumping, vandalism and other forms of risk behavior. This combined with the above healthy living benefits and new employment opportunities will help to reduce depression and substance abuse, particularly for town youth and sensitive populations.
- Improved water quality with new stormwater management including reduced impervious surfaces, installed bio-retention techniques, and improved riparian buffers will increase sustainability and flood resiliency. Reconnection to the river with enhanced river access and educational opportunities for outreach on water quality and stewardship of local watersheds, with educational signage on stormwater management techniques for future development projects.

4.b. Economic and Community Benefits

The SWCRPC and Town of Springfield have strong working relationship with federal state, regional and local partners to ensure a positive result in redeveloping the targeted sites. Redevelopment of these proposed sites will increase residential housing and employment opportunities, create jobs and reduce poverty and less reliance on social services. The elimination of blight and dilapidated buildings will have a positive impact on surrounding housing values and local retail. Town budgets will improve with growth in the grand list and added tax revenue from new businesses, new housing, and new residents. These activities will provide a strong environment for additional development.

- The proposed Park Street School live-in Tech Accelerator will lead to new, web-focused entrepreneurs in Springfield. As their businesses grow, jobs will follow, and with the high level of fiber optic high speed internet, Springfield is a prime location for this endeavor. The planned mixed-use commercial/residential redevelopment of Parks & Woolson complex will provide next stage work space to these entrepreneurs – all within easy access to downtown retail space and amenities. Centrally located residential housing with ‘walk-to’ employment, food markets, retail and local social and healthcare services will incentivize new residents to shop and dine locally boosting local revenues.
- An educational Computer Science Initiative for the Springfield public school district will provide education in coding for local schools serving 1500 students and help to develop job skills and increase employment opportunities with ‘train-the-trainer’ programs. The central location is conveniently located within walking distance of middle and high schools for after school hours.
- The continued commercial or light-industrial redevelopment plans on Clinton St., the “gateway” to downtown Springfield, will result in new, year-round higher wage employment as well as help attract new residents to the region. Current plans for the Bryant Grinder Site include subdividing the interior for 4-5 different tenants. Preliminary discussions are underway with a possible tenant for the southern section of the building. Preliminary employment estimates, based on full occupancy, are in the 200-250 job range.
- New open spaces and streetscapes that bring people closer to the town and the river will instill an appreciation and sense of pride for an attractive and aesthetically pleasing downtown area and the economic potential for their community. The incorporation of best management practices and flood resiliency in redevelopment plans will also reduce future flood hazard risk to the town.

- Historic downtown buildings are difficult, if not infeasible, to modify for handicap access due to the lack of space between structures and interior conditions. Redeveloped buildings and new spaces will be more handicap accessible for the relatively high percentage of community disabled.
- Over the long term, healthier lifestyles are expected to improve the overall health of the community and reduce healthcare cost for employees, employer, and better access to local healthcare facilities.

5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

5.a. Audit Findings 2

No adverse findings have been found in recent financial audits, and the RPC in FY 14 had a single audit in accordance with OMB Circular A-133. The final audit report has been received and there were no findings associated with the audit. The RPC has not been required to comply with any “high risk” terms and conditions under OMB Circular A-102.

5.b. Programmatic Capability

The Brownfields Team which is comprised of local officials from the SWCRPC Board and town representatives with extensive knowledge of existing brownfields in the region, serves as the decision making body for fund expenditures.

The BPC oversees the grant administration tasks to ensure timely disbursements and accurate and complete record retention and EPA reporting. Coordinators are responsible for QEP procurement activities. The selection process for QEPs uses the Vermont Department of Economic and Development’s Business to Business Bid System. The BSC, together with the BPC, Town Manager, and Executive Director have streamlined this selection process with the development of a ‘short list’ of pre-qualified environmental firms to select from. This allows for an efficiency enabling our team to have a number of QEPs to be addressing a number of sites, simultaneously. In addition to managing several EPA grants as described below, the RPC is well versed in the administration of federal funds. The BPC also acts as the liaison between the owner/developer of a property and the VT DEC, EPA, and environmental consultants/ contractors, attend BSC meetings to provide committee members site information needed to select and prioritize sites for assessment and cleanup, and attend the EPA Brownfields Conferences and webinars to remain versed in EPA Brownfield’s policies and ACRES reporting.

The Executive Director is heavily involved with the Project, and has held his position for over 25 years. He attends all Steering Committee and Board meetings, is a valued member of the subcommittee that reviews and selects QEPs, and reviews all EPA quarterly progress reports. In addition, he and the BPC work closely with the Financial Administrator in developing realistic and attainable budgets for all EPA grants. The Executive Director, widely known throughout the state and well respected in the community, makes him a valuable asset when leveraging funding and mediating ‘political’ conflicts on projects when they arise.

The RPC is fortunate to have established solid working relationships over the past ten years with legal counsel, QEPs, and employees from the Vermont DEC and DOH. Ten regional planning commissions have also formed a brownfields network in which issues and problems can be flushed out and resolved

5.c. Measuring Environmental Results: Anticipated Outputs/Outcomes

The RPC will track, measure, and evaluate progress in achieving desired project outcomes, outputs, and project results. Within the pre-grant period, the RPC will develop a work plan for approval by EPA Region 1 that includes anticipated outputs and outcomes. This information will be tracked within quarterly reports, the ACRES database, and final reports. Tracked information will include funding received, contamination present, acres of property cleaned up, acres redeveloped and funds leveraged. The RPC has a long-standing relationship with our assigned EPA Project Officer with whom we will work closely to evaluate our progress

5.d. Past Performance and Accomplishments

5.d.ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements (10 points)

The Town of Springfield has the management capacity and structure to successfully implement this Brownfield's Assessment Grant. The Town of Springfield strongly believes that it has a solid team that has generated a significant and proven track record of performance in completing projects using State and Federal funds. Over the last ten years the town applied for and received over eight million dollars in USDA funding for the construction of combined sewer over-flow projects throughout the town. The Town has successfully completed the multi-year project to the satisfaction of the USDA. The Town also received CDBG funding totaling more than 1.5 million dollars for the redevelopment of 100 Hundred River St, a former brownfield site. The results of the redevelopment effort include: Springfield Hospital Clinic, Trout River Brewery, Great Hall, a space for public gatherings, concerts and art exhibits and space for several social service agencies. The redevelopment of the Ellis Block, a prominent building in the downtown that was severely damaged in a fire. The theater was rebuilt and 7 units of affordable housing were created on the second floor. The Meadow Drive project was funded the construction 1500 feet of stormwater pipe to address repeated street flooding and to repair slope failure as a result of tropical storm Irene. All of the CDBG projects were audited by the Vermont Agency of Commerce and Community Development, there were no findings associated with the audit. In all of these projects, the Town was responsible for project administration in accordance with federal rules and regulations.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

11/16/2017

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

Town of Springfield

* b. Employer/Taxpayer Identification Number (EIN/TIN):

03-6002884

* c. Organizational DUNS:

0739629120000

d. Address:

* Street1:

96 Main Street

Street2:

* City:

Springfield

County/Parish:

* State:

VT: Vermont

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

05156-0000

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr .

* First Name:

Tom

Middle Name:

* Last Name:

Yennerell

Suffix:

Title:

Organizational Affiliation:

* Telephone Number:

802-885-2104

Fax Number:

* Email:

tosmanager@vermontel.net

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-17-07

* Title:

FY18 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

FY18 EPA Brownfields Assessment Project

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

01

* b. Program/Project

01

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

10/01/2018

* b. End Date:

09/30/2021

18. Estimated Funding (\$):

* a. Federal

250,000.00

* b. Applicant

0.00

* c. State

0.00

* d. Local

0.00

* e. Other

0.00

* f. Program Income

0.00

* g. TOTAL

250,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

Mr.

* First Name:

Tom

Middle Name:

* Last Name:

Yennerell

Suffix:

* Title:

Town Manager

* Telephone Number:

802-885-2104

Fax Number:

* Email:

tosmanager@vermontel.net

* Signature of Authorized Representative:

Cynthia Ingersoll

* Date Signed:

11/16/2017